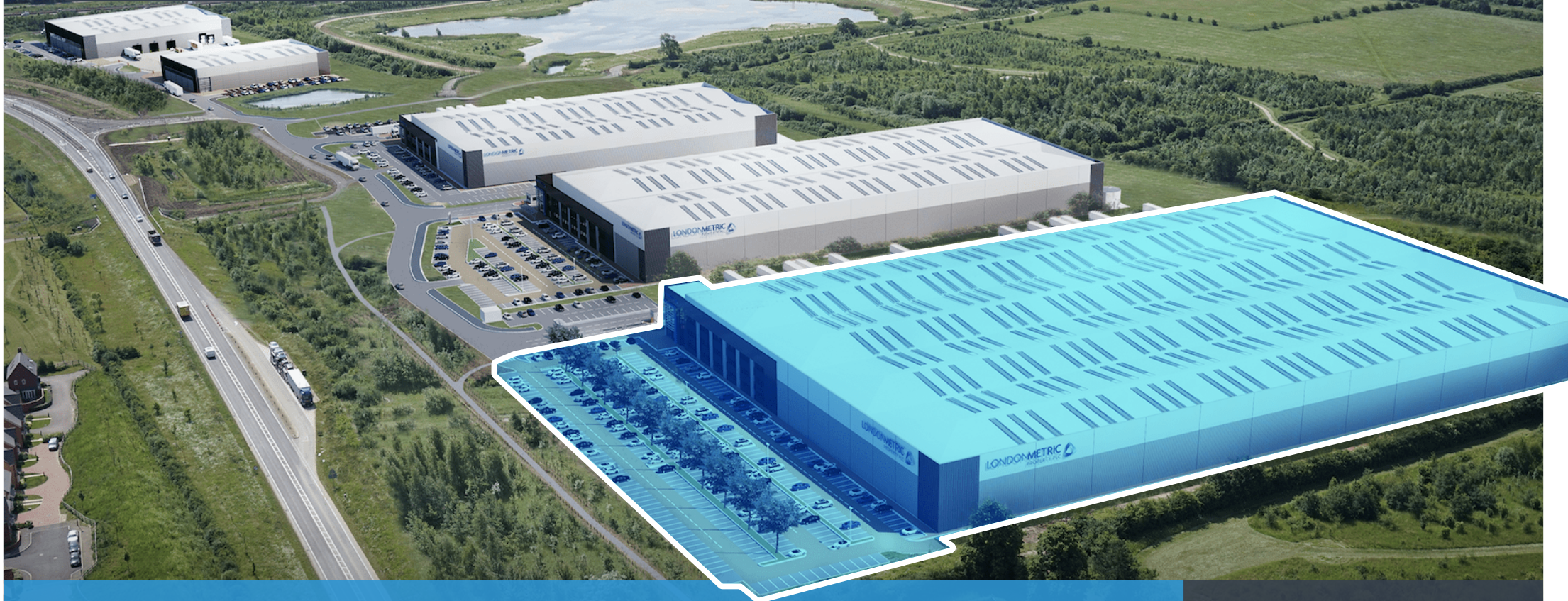




**BEDFORD  
LINK** LOGISTICS  
PARK

[bedfordlinklogisticspark.com](http://bedfordlinklogisticspark.com)



**UNIT 1 - 355,941 sq ft (33,068 sq m)**  
COMPLETION Q4 2021

**LONDONMETRIC**  
PROPERTY PLC

**GRAFTONGATE**





BEDFORD

A1

12 MINUTES

ASDA

Sainsbury's

Argos

CYCLE ROUTE 51

Premier Inn

Brewery

PEDESTRIAN ACCESS

LARSON JUHL

workstories...

A421

M1

8 MINUTES

A428

leidos

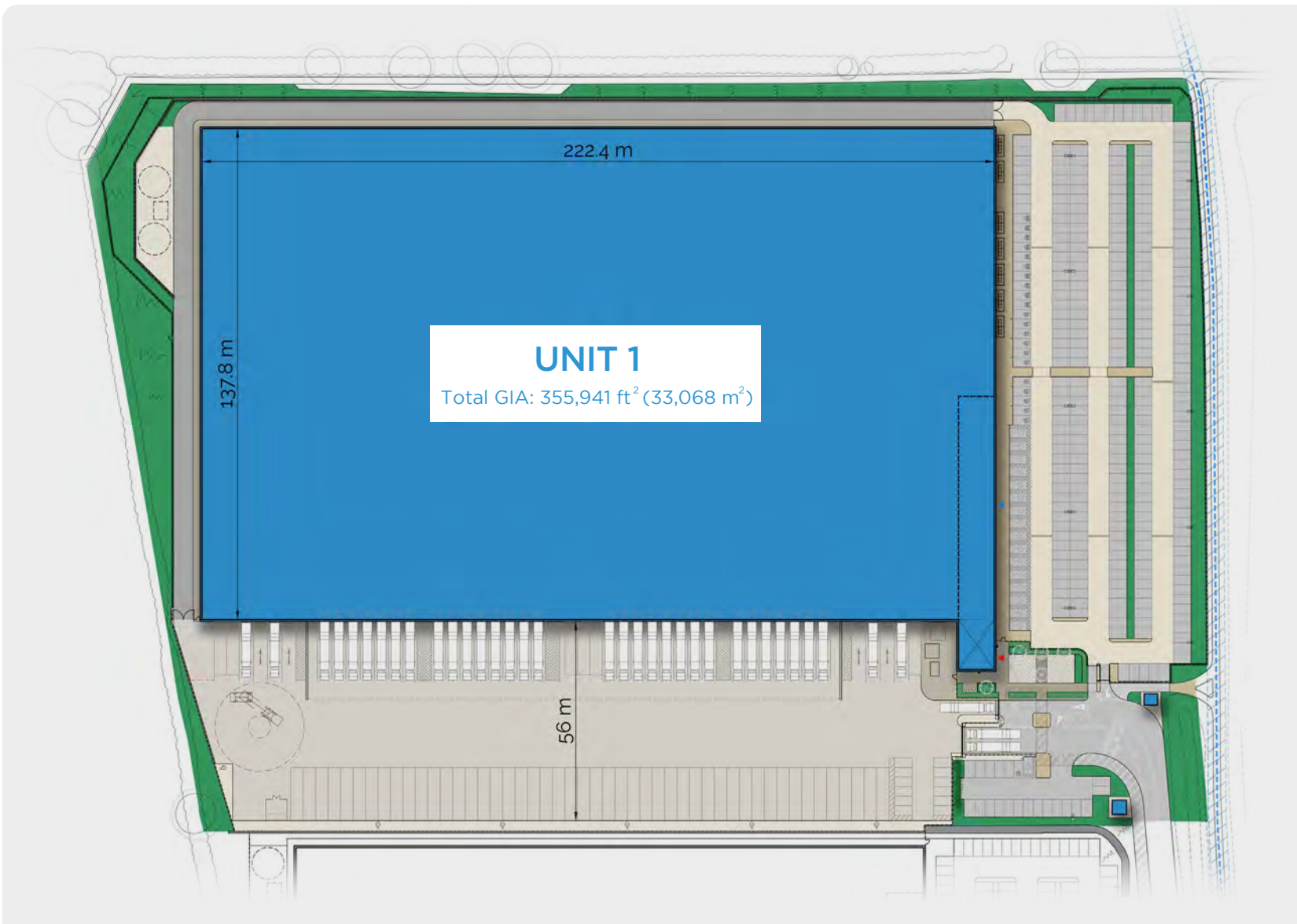
carlton packaging

Forest of Marston Vale

UNIT 1  
355,941 sq ft  
Completion Q4 2021







## ACCOMMODATION

### UNIT 1

Warehouse	329,980 sq ft
GF Office	2,077 sq ft
1st & 2nd Floor Office	16,899 sq ft
Mezzanine	6,985 sq ft
<b>TOTAL</b>	<b>355,941 sq ft</b>



Clear internal  
height: 16m



55m yard  
depth



26 dock  
loading doors  
+ 4 euro docks



4 level  
access  
doors



54 HGV  
parking  
spaces



346 staff  
parking  
spaces



BREEAM  
Rating  
'Excellent'



10%  
roof lights



Fibre optic  
broadband

AN  
ESTABLISHED  
LOGISTICS  
LOCATION

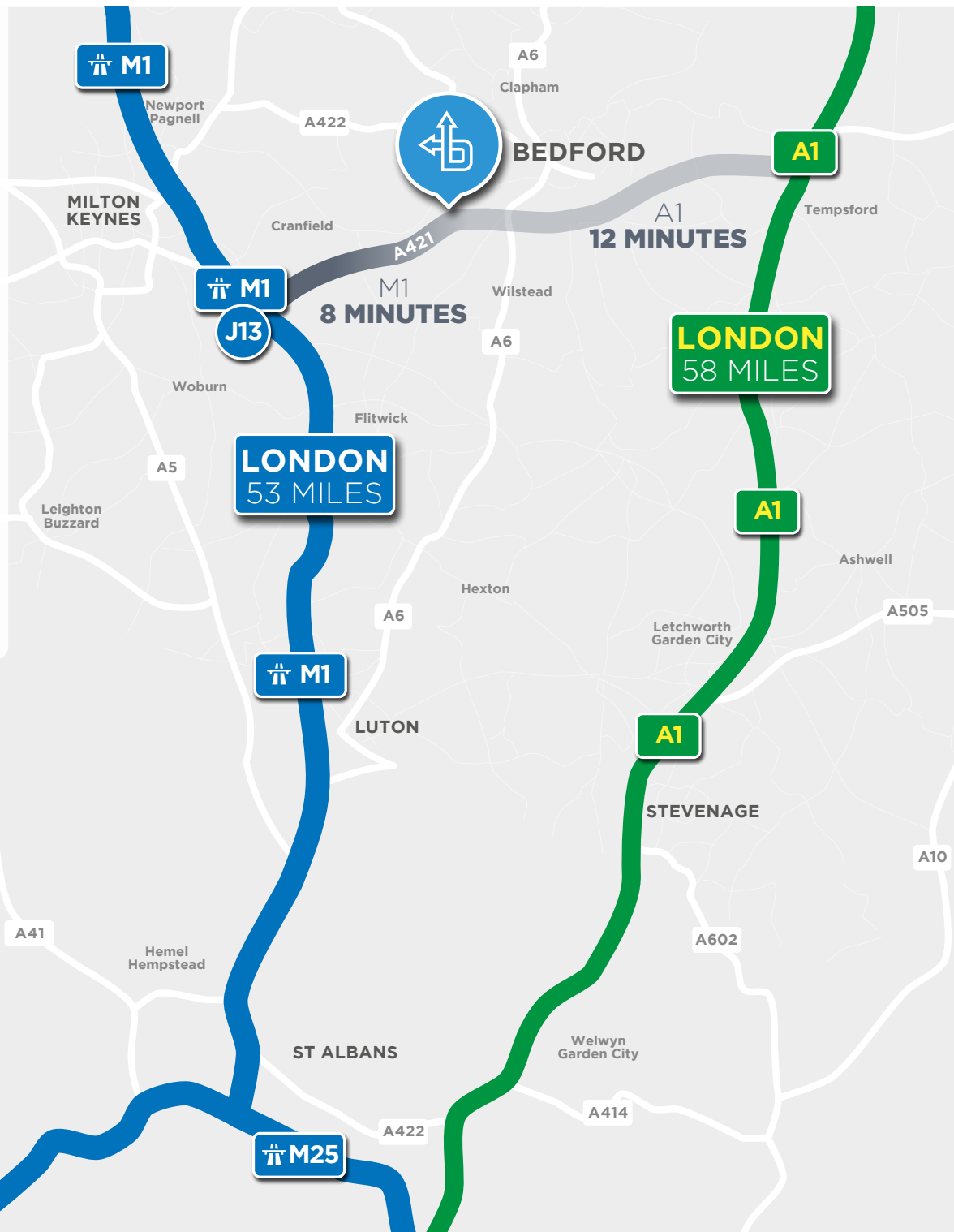


Sainsbury's



whistl

Aylesbury



## A STRATEGIC LOCATION



### MOTORWAY DRIVE TIMES

M1 (J13) to Bedford Link	7 miles	8 mins
A1 to Bedford Link	11 miles	12 mins
M25	32 miles	30 mins
M11	37 miles	40 mins



### HGV DRIVE TIMES

C. London (via M1)	53 miles	1hr 14m
C. London (via A1)	58 miles	1hr 21m
Birmingham	80 miles	1hr 30m
Leeds	151 miles	2hr 35m
Bristol	153 miles	2hr 39m
Manchester	161 miles	3hr 0m



### PORTS

London Gateway	79 miles	1hr 54m
Felixstowe	102 miles	1hr 50m
Southampton	114 miles	1hr 55m
Portsmouth	117 miles	2hr 10m
Immingham	137 miles	2hr 29m
Dover	140 miles	2hr 29m



## SUSTAINABILITY

LondonMetric recognises the ever increasing importance of reducing the environmental impact of our business, with Bedford Link being at the forefront of this commitment. The development has sought to minimise operational carbon emission during the construction process and through building design and technologies

### LOW ENERGY DEMAND

The building has been designed in accordance with the principles of low energy demand.

- High performance thermal envelope and glazing
- Low air permeability to reduce heat loss
- Roof light design optimised to balance natural heat loss with light levels
- Air source pumps utilised for heating & cooling office space
- Roof built to support photovoltaic (PV) panels
- Electric car charging points
- BREEAM 'Excellent'



### WELLNESS

The importance of occupiers wellbeing is recognised and once complete the building will be "Well" accredited. The following features and measures have been incorporated into the park and building design.



#### Bicycle Storage

Bedford Link is adjacent to Sustrans Cycle route "51" linking to Milton Keynes and beyond



#### Enhanced Daylight

levels with glare control



#### Environmental systems

controlled locally



#### Noise Levels

managed by good design



#### External areas

provide access to nature/ walking areas around adjacent park



#### Well managed

and maintained common areas of development



# BEDFORD LINK LOGISTICS PARK

Unit 1,  
Bedford Link Logistics Park  
Bedford  
MK43 9AT

[bedfordlinklogisticspark.com](http://bedfordlinklogisticspark.com)

**MK43 9AT**



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**LONDONMETRIC**  
PROPERTY PLC

**GRAFTONGATE**

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